REAL ESTATE AT AUCTION.

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SUBURBAN REAL ESTATE.

ESTABLISHED 1847

A great country

club to be cut up

into 350 residen-

tial plots, right in

New York City



The Club dock which will be a gift in perpetuity to future

owners of property purchased at this sale.



A view of the macadam roads which wind through these well

A Great Country Club to be Cut Up Into 350 Residential Plots Right in New York City

Absolute Auction of Westchester Country (

This beautifully developed waterfront property with lawns, trees and shrubbery, right in NEW YORK CITY, facing the EASTERN BOULEVARD, about 7 blocks south of Pelham Bay Park Station of the Lexington Avenue Subway, with a large frontage on Long Island Sound, has been subdivided into

Carefully Restricted Residential Plots (Also 4 Handsome Homes) USE OF CLUB DOCK GIVEN TO EVERY PURCHASER AT THIS SALE FOR BATHING AND BOATING

Saturday, October

at 1 p. m., rain or shine, on the property, in large tent

The Westchester Country Club was one of the first country clubs in the United States. Its reputation is international. A short time ago, however, the clubhouse was destroyed by fire and, inasmuch as the Lexington Avenue Subway has been completed to within a few blocks of the property, the directors decided to divide the grounds into residential plots and to offer these for sale at auction.

To you who are looking for a lifetime homesite this is an opportunity that occurs but once in a decade. Here is a chance to buy a site for your future home in a highly restricted residential park, at your own price. These plots are going to be sold at auction to the highest bidder.

Think of the advantages of a home on these grounds. Here are the rolling greens of the golf course, smooth macadam roads, fine old trees, shrubbery bordering wide swoops of lawn.

Bathing, boating and all other water sports are assured to purchasers at this sale, too, for the Club extends to Long Island Sound. Many of the plots have a frontage on the water. And use of the Club Dock will be given to every purchaser at this sale. (All this is explained in detail in the Illustrated Bookmap which will be sent free on request.)

Directly after the sale of the club property four homes already built on the club grounds and several plots will be offered at auction. By order of the United States Trust Company of New York, John G. Agar and Wm. T. Evans, executors of the estate of Edmond Randolph, deceased, a plot on the club grounds and one on Waterbury Ave. will be sold.

The high class of the neighborhood is established by the present homes on the property. Its location makes it most convenient. You cannot afford to overlook the opportunity. Visit the property to-day. Our representative will show you around. To reach the property:-

By Motor—Take Pelham Bay Parkway to Eastern Boulevard, thence south a few blocks to Westchester Country Club. By Lexington Avenue Subway to Pelham Park Station, thence on Eastern Boulevard a few blocks to Westchester Country Club.

SEND FOR ILLUSTRATED BOOKMAP B-2—It describes the property fully, with maps and very beautiful photographs.

PHILIP E. CONNELL, Attorney for the Club, 45 PINE STREET, NEW YORK

Read These Exceptionally Easy Terms of Sale

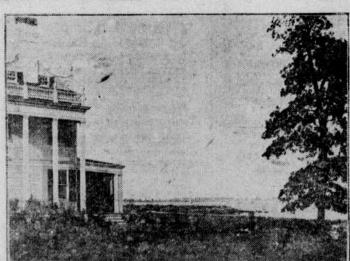


Entrance to Club grounds from Eastern Boulevard, but a few minutes' motor ride from 42nd St., and only a short walk to three subway stations.

50% of the purchase price may remain on mortgage for 1 or 3 years at 5%.

60% of the purchase price may remain on mortgage for 1 or 3 years at 51/2%.

70% of the purchase price may remain on mortgage for 1 or 3 years at



Long Island Sound from the lawn of one of the homes already built. Every purchaser at this sale is assured of bathing, boating and docking privileges.

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GEORGIAN Tapestry Brick, by Aymar Embury, Living room 32x 22, pai-siled dining room and il-brary, all with open fireplaces spacious halls, 8 bedrooms, 4 baths, filed kitchen, butler's pan-try. Decorations are exquisite. baths, filed kitchen, butler's per try. Decorations are exquising a constant of the second se

HARVEY CRAW

building pists for sale, 70c, sq. ft. Some with beautiful old trees. I small houses at attractive prices, houses at less than cost to build. ouses at less tight cost to build, a promptly to rest, furnished and unfurnished. LOUIS F. McGAHIE Real Estate Braker St. Tel. Boulevard 6752.

Most Interesting Old Place port, only i mile from station and roperty of 1 acre, fine old house of a., surrounded by huge walnut and cos, apple orchard, garden; immecasession; price only \$4,000; very ms. THEO, S. HALL, 47 W. 3th ne Fitz Roy 4968. SUBURBAN REAL ESTATE.

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ome white Colonial dwelling a sy. Flushing, beautiful restricted lal section, large plot, 120 dec ; has center hall, large living room on a large enclosed porch; diging reakrast room, pantry and kitshen autiful bright bedrooms, with comp J. ALBERT JOHNTRA.

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The house is located near station. schools, &c., refined locality; 5 rooms on first floor, 5 rooms, sleeping porch, and 2 tiled baths on second floor. Ivery mahogany trim throughout. 4 rooms, bath third floor. Billiard room and layatory, Hot waterheat, slate roof and copper gutters. Nearly an acre of land, well shrubbed and treed. 3 car garage with quarters. Must be seen to be appreciated. The building alone when building was cheap cost. \$42,500 and owner is willing to sacrifice at \$37,000.

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